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Lt. Governor
KENNETH C. HOLT
Secretary
OWEN McEVOY
Deputy Secretary



February 19, 2021

Directive 2021-04

TO: **ALL PARTICIPATING LENDERS**

SUBJECT: **ANTICIPATING THE NEW SMARTBUY 3.0**

In anticipation of the launch of our new SmartBuy 3.0 in the next two weeks, we would like to notify our lenders of the need to have the existing SmartBuy 2.0 reservations purchased by US Bank no later than May 21, 2021. This requirement is triggered by FNMA's SmartBuy 2.0 pooling deadline of June 2021.

More details of the new SmartBut 3.0 product will be shared in the upcoming launch directive; the product changes will be beneficial and more attractive for the lenders and borrowers.

Sneak peek: The new SmartBuy 3.0 initiative will continue to enable qualified borrowers with student debt to purchase a program-eligible home in Maryland, and receive financing through the Maryland Mortgage Program administered by the Community Development Administration (CDA). The new SmartBuy loan product will have the same financial parameters, with the same maximum loan amount, and the interest rate on the first mortgage will be set similarly to the SmartBuy 2.0 product. In addition to the SmartBuy loan, the Down Payment Assistance loan of \$5,000 will still be available.

If you have any questions, please email singlefamilyhousing.dhcd@maryland.gov. As always, we appreciate your continued participation in our programs.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing



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